



COMMUNITY DEVELOPMENT  
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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING NOTICE**

**February 14, 2023  
7:00 pm @ Community Development Department**

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593

Password: 250013

To join by phone: 1 646 876 9923

**Case #01-2023 Parcel 12-A-530**

**Applicant – Timothy Johnston**

**Owner – Timothy & Kristina Johnston**

**Location – 50 Range Rd**

**Zoning District – Rural District & Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Sections 702 / Appendix A-1 and 703** to construct a 14x18 shed for the storage of lawn and gardening tools in the property's front yard. The proposed building will have a front setback of twenty-three (23') ft, where fifty (50') ft, is required. Section 703 also prohibits erecting detached accessory buildings in the front yard.

**Case #02-2023 Parcel 14-B-516**

**Applicant – The Motta Family Revocable Trust**

**Owner – Same**

**Location – 10 Ridgemont Road**

**Zoning District – Rural District**

Variance relief is requested from **Sections 702/Appendix A-1 and 703** to construct a 14x18 shed, ten (10') ft, from the Easterly side yard property line, where thirty (30') ft is required.

**Case #03-2023 Parcel 21-D-150**

**Applicant – Timothy A Peloquin, LLS; Promised Land Survey, LLC**

**Owner – Northridge Church**

**Location – 14 Cobbetts Pond Road**

**Zoning District – Residential District A & WWPD**

Variance relief is requested from **Sections 702/Appendix A-1 and 703** to subdivide an approximately 7.5-acre parcel, for two (2) new single-family lots, in which, an existing single-family dwelling is already standing, with part of the existing lot to remain under its current use, which is a church. The proposed subdivision will reduce the required minimum contiguous area of the existing single-family dwelling to 24,295 Sq Ft, where 30,000 Sq Ft is required to be free of wetlands, WWPD, and drainage easements. Furthermore, the subdivided lot would result in a side yard setback of 10', where 30' is required, for a future garage that would be constructed.

**Case #04-2023 Parcel 13-A-197 & 13-A-198**  
**Applicant – Karl Dubay, PE, The Dubay Group, Inc.**  
**Owner – AFS Realty, LLC & Three Industrial Drive Condominium**  
**Location – 1 & 3 Industrial Drive**  
**Zoning District – Limited Industrial & Watershed Protection Overlay District (WPOD)**

Variance relief is requested from **Section 616.6.4.2** for a lot line adjustment that would transfer 52,701 Sq Ft of land from lot 13-A-197 to lot 13-A-198. A variance is required for lot 13-A-197 due to the impervious coverage percentage resulting in 55 %, after the land transfer to lot 13-A-198, where a maximum impervious coverage of 30% is permitted in the WPOD.

**Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at [www.windhamnh.gov/AgendaCenter](http://www.windhamnh.gov/AgendaCenter).**

**Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8 am – 4 pm**